



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-34880 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

1. Subsection VII(E)(2)(e) of the Downtown Centennial Plan, “Permitted Uses,” is hereby amended to permit the following uses within the Parkway Center District:

2. Permitted Uses. Only the following uses are permitted:

e. Retail and Personal Services

- General Retail
- Convenience Retail
- Restaurant/Delicatessen/Coffee Shop/Bakery
- Health Club
- Beer/Wine/Cooler Off-Sale Establishment (Special Use Permit required)

In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.

- Beer/Wine/Cooler On- and Off-Sale Establishment (Special Use Permit required)

In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.

- Beer/Wine/Cooler On-Sale Establishment (Special Use Permit required)

In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.

- Liquor Establishment (Tavern) (Special Use Permit required)

In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.

TXT-34880 - Conditions Page Two
August 27, 2009 - Planning Commission Meeting

- Package Liquor Off-Sale Establishment (Special Use Permit required)
In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.
- Restaurant with Service Bar (Special Use Permit required)
In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.
- Retail Establishment with Accessory Package Liquor Off-Sale (Special Use Permit required)
In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.
- Supper Club (Special Use Permit required)
In addition to complying with all criteria listed in Title 19, the use shall only be permitted in conjunction with (1) a hotel, or (2) a commercial or mixed-use development with a minimum gross floor area of 250,000 square feet.

TXT-34880 - Staff Report Page One
August 27, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for discussion and possible action to amend the Parkway Center District of the Downtown Centennial Plan to allow certain alcohol-related uses. The proposed amendment will allow the same type of alcohol-related uses in the whole of the Parkway Center as currently permitted within the Symphony Park development, and will provide a consistency of uses throughout the district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for the area now referred to as the Parkway Center District. The approval was subject to conditions, including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with submittal of a Site Development Plan Review for any part of the larger site.
06/14/99	The City Council approved a Site Development Plan Review and Site Development Standards for Lot 1 [Z-0100-97(1)] of the Parkway Center, including a list of permitted uses for the site.
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00.
01/02/02	The City Council approved the initial draft of the Parkway Center Development Standards. At that meeting, staff was directed by City Council to work on finalizing the development standards for Parkway Center; the Parkway Center standards have since been incorporated as part of the Downtown Centennial Plan.
01/07/04	A Special Use Permit (SUP-3268) to allow a Restaurant with Service Bar was approved at the Las Vegas Premium Outlet Center at 775 South Grand Central Parkway.
03/05/08	A Text Amendment (TXT-24007; Ordinance #5975) was approved to allow Waivers from the distance separation requirements for the Liquor Establishment (Tavern) use in the Parkway Center District. At that time, the Liquor Establishment (Tavern) use was only permitted within the Symphony Park portion of the Parkway Center.
08/05/09	The City Council adopted a 1 st Amendment to Bill No. 2009-29, to adopt a revised Downtown Centennial Plan. The Planning Commission and staff recommended approval.

TXT-34880 - Staff Report Page Two
August 27, 2009 - Planning Commission Meeting

ANALYSIS

This request is to permit various alcohol-related uses within the Parkway Center District of the Downtown Centennial Plan area. Unlike most other districts within the Downtown Centennial Plan, the Parkway Center has a limited list of allowable uses; no alcohol-related uses are currently permissible. In researching the history of the Parkway Center, it appears that alcohol-related uses were permitted under the original Planned Development approval, but were later omitted as the Parkway Center Development standards were incorporated into the Downtown Centennial Plan.

The original intent in planning the redevelopment of the Parkway Center area was to provide high-quality mixed-use development that would complement downtown businesses and serve as an extension of the existing urban core. To that end, alcohol-related uses should be incorporated as part of larger commercial or mixed-use developments, rather than existing as a stand-alone or outparcel development. The proposed amendment requires that alcohol-related uses be developed as part of a hotel, or be located within a commercial or mixed-use development.

The following alcohol-related uses are proposed for Parkway Center:

- Beer/Wine/Cooler Off-Sale Establishment
- Beer/Wine/Cooler On- and Off-Sale Establishment
- Beer/Wine/Cooler On-Sale Establishment
- Liquor Establishment (Tavern)
- Package Liquor Off-Sale Establishment
- Restaurant with Service Bar
- Retail Establishment with Accessory Package Liquor Off-Sale
- Supper Club

Symphony Park, which is located within the boundaries of the Parkway Center District, is subject to its own specific development standards, which were originally adopted by City Council in 2006. Alcohol-related uses are permissible within Symphony Park; the alcohol-related uses proposed for the Parkway Center are consistent with those of Symphony Park.

It should be noted that Title 19.04 was amended in 2008 to allow the consideration of waivers from distance separation requirements for the Liquor Establishment (Tavern) use within the Parkway Center as part of a Special Use Permit application. Any requests for waivers will be considered by the City Council on a case-by-case basis.

FINDINGS

The proposed amendment will accomplish the following:

- Allow the same range of alcohol-related uses in Parkway Center as currently permitted within the Symphony Park development;

TXT-34880 - Staff Report Page Three
August 27, 2009 - Planning Commission Meeting

- Require that alcohol-related uses be incorporated as part of a larger development, thereby protecting the consistency of development within the Parkway Center; and
- Encourage restaurants, wine bars, and other similar uses within Parkway Center that will add to the vitality and economic stability of the district.

	Existing Regulations	Proposed Regulations
Las Vegas Downtown Centennial Plan – VII (E)(2)(c) Retail and Personal Services	<ul style="list-style-type: none"> • No allowance is made for any alcohol-related uses within the district 	<ul style="list-style-type: none"> • Added: Beer/Wine/Cooler Off-Sale Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler On-Sale Establishment; Liquor Establishment (Tavern); Package Liquor Off-Sale Establishment; Restaurant with Service Bar; Retail Establishment with Accessory Package Liquor Off-Sale; and Supper Club • All proposed alcohol-related uses require a special use permit

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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